

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

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| Address: | 57 Wandle Avenue | Date: | August 4 th , 2015 |
| Perm. Parcel No: | 811-21-056 | Use District: | R-2 |
| Present Occupancy: | 1 Dwelling Unit | Permitted Occupancy: | 1 Dwelling Unit |
| Owners Name: | Heather Rhoades | Maximum Occupancy: | 6 persons |
| Agent: | | Property: | Legal Conforming [X] |
| Phone: | | | Legal Non-Conforming [] |
| | | | Illegal [] |

Upon inspection, we find that said property is in need of repairs as follows:

REQUIRED MAINTENANCE ITEMS:

- 1) Remove all trash, rubbish, construction debris, tree trunk, garbage or debris on property, especially on the side of house, rear of house, rear yard and behind the shed.
- 2) All siding must be present, in good condition and properly painted. Repair lose shingle siding on left rear side of house.
- 3) All exterior stairs/porches must be properly maintained and painted and equipped with handrails if more than 30" high. Make all necessary repairs to the rear porch/stair accordingly including the addition of a handrail. Stain/paint the porch assembly.
- 4) Tuck-point or completely reconstruct the chimney above the roof line. Repaint to match existing if applicable. Only masonry mortar materials may be used to tuck-point brick masonry (no caulking), and the mortar color must match the existing mortar. Gray mortar MAY NOT be acceptable.

EXTERIOR ITEMS:

- 1) All masonry (block, brick, etc. – foundations, brick steps, brick fronts, veneers, etc) must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly.
- 2) Scrape and paint the double door on back of house.
- 3) Remove the tree stump in the side yard.
- 4) Repair the damage to the rear lawn using top soil if necessary to level areas and seed the areas.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENT**Inspector:**

Richard Hickman

Certificate of Inspection
57 Wandle Avenue
Heather Rhoades
August 4, 2015

GENERAL GARAGE ITEMS:

- 1) All electrical outlets in walls must be GFCI protected (except freezers).

PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND STAIRS:

Replace (1) square (approx. 16 square feet) of public sidewalk. Public sidewalk must be constructed of reinforced concrete in the minimum thickness of 4-inches, except in the driveway area the minimum thickness shall be the same thickness as the apron.

Replace (1) square of front service/entry sidewalk at top of stairs on left side of driveway.

Service walks shall be a minimum of 4-inches in thickness.

NOTE: Reinforced concrete may be installed with either 6 X 6 #10 welded wire fabric or with fiber mesh.

NOTE: Asphalt paving shall be installed in two layers of a minimum thickness of 2 ½ - inches and 1-inch respectively.

GENERAL ELECTRICAL ITEMS:

- 1) All lights, outlets and switches must operate properly and be complete. Electrical devices may not be painted.
- 2) Extension cords are permitted only for temporary uses. Remove cords used as permanent wiring at outdoor shed.
- 3) All receptacles in unfinished basements must be GFCI protected, except sump, laundry, freezer, furnace (they are to be grounded only).

GENERAL PLUMBING ITEMS:

- 1) Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
- 2) Install an air admittance valve under laundry room sink.
- 3) Replace "tee" fitting in basement from laundry room drain line with "tee-wye fitting" with proper orientation in flow direction.

GENERAL HVAC ITEMS:

- 1) Boiler must be clean and in serviceable condition and generally free of rust and corrosion. Have the Boiler cleaned and serviced by a qualified technician. Or Replace the Boiler with a new appliance.

BASEMENT ITEMS:

- 1) Install a code compliant handrail on the basement stairs.
- 2) Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
- 3) Scrape and paint the basement walls with block-filler paint.
- 4) Parallel steel beams in small room at front of house show major rusting and loss of material. Beams are currently shored with temporary post in multiple locations. Provide documentation from a structural engineer that beams may be repaired or replace accordingly.

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KITCHEN ITEMS:

- 1) Install an air admittance valve under kitchen sink.
- 2) Dishwasher discharge line to go up to underside of sink cabinet before connecting to sink drain.
- 3) Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint as needed.
- 4) Clean, repair and disinfect the kitchen cabinets.
- 5) Provide GFCI protection to all kitchen countertop outlets. Provide verification.

INTERIOR ITEMS:

- 1) Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
- 2) Repair and/or secure or replace the handrail/guard to the second level stairs.
- 3) Install a new smoke detector on the second floor level(s).
- 4) Install smoke detectors in each bedroom. Smoke detector missing at level 3 bedroom.

MAXIMUM OCCUPANCY Note: This is a split level house with multiple levels. Attic is not to be inhabited.

GRASS/WEEDS MUST BE MAINTAINED ON A REGULAR INTERVAL ON THIS PROPERTY

NOTE: PLEASE BE ADVISED THAT AS THE OWNER OR AGENT OF THE REFERENCED PROPERTY, YOU ARE RESPONSIBLE FOR CUTTING THE GRASS/WEEDS, MAINTAINING SHRUBBERY, TREES, AND OTHER LANDSCAPING FEATURES IN BOTH FRONT AND REAR YARDS: Ordinance 1305.16(d)(2)(N): The cost to the owner for the cutting, trimming or removal of trees, plants, hedges, shrubbery, grass or weeds or the necessary cleanup of leaves, trash, discarded household items, obsolete swimming or wading pools or similar obstacles to the proper maintenance of the landscaping shall be at the rate of **ONE HUNDRED DOLLARS (\$100.00) per hour with a MINIMUM CHARGE OF TWO HOURS (2) for any such work.**

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of SIX (6) occupants (total of both adults and children)